

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2024-001678

Klamath County, Oregon



00325702202400016780030030

03/05/2024 10:40:07 AM

Fee: \$92.00

Returned at Counter

After recording, return to (Name and Address):

Jaime Banks

408 Walker Ave

Ashland OR 97520

Until requested otherwise, send all tax statements to
(Name and Address):

Gary Burns

5633 Schiesel Ave

Klamath Falls, OR 97603

[SPACE RESERVED FOR RECORDER'S USE]

BARGAIN AND SALE DEED

Jaime Ann Banks

~~Jaime Banks~~ PB

("grantor"),

for the consideration stated below, does hereby grant, bargain, sell and convey to

Gary Burns

("grantee"), and to grantee's heirs, successors and assigns, all of

that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, legally described (check one):

☐ as set forth on the attached Exhibit A, and incorporated by this reference.☒ as follows:

5633 Schiesel Avenue Klamath Falls, OR 97603
 Lot 8, Schiesel Tracks, according to the
 duly recorded plot thereof, in Klamath
 County, Oregon.

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ none;☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 723 - Bargain and Sale Deed - Page 1 of 2



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on February 28, 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

[Handwritten signature]

STATE OF OREGON, County of Jackson) ss.

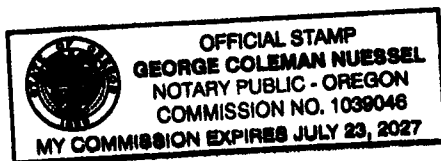
This record was acknowledged before me on February 28th 2024
by George Coleman Nussel

or This record was acknowledged before me on _____
by _____
as (corporate title) _____
of (company name) _____

[Handwritten signature]

Notary Public for Oregon

My commission expires July 23rd 2027



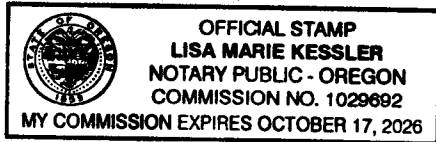
STATE OF OREGON,

County of Klamath } ss.

On March 5, 2024 before me personally appeared Jaime Ann Banks
DATE

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Lisa M. Kessler
Notary Public for Oregon
My commission expires October 17, 2026

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STAMP
KESSLER
C - OREGON
NO. 1029692
OBER 17, 2026